



MUNICIPAL SERVICES CENTER

6703 Sullivan Road ♦ Central, Louisiana 70739 ♦ p: 225-262-5000 ♦ f: 225-262-5001

MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning and Zoning Director

SUBJECT: **EOP-8-14 EXCHANGE OF PROPERTY BETWEEN LOT 2-B AND 3-A OF THE TWIN OAKS SUBDIVISION**

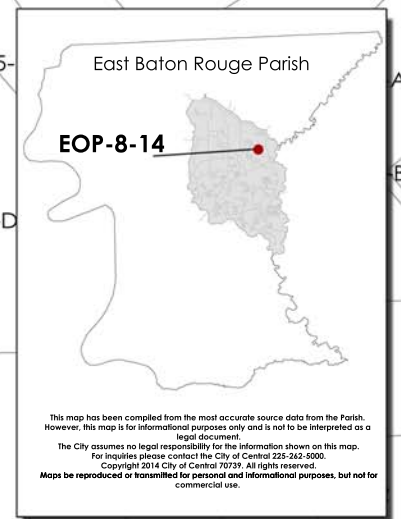
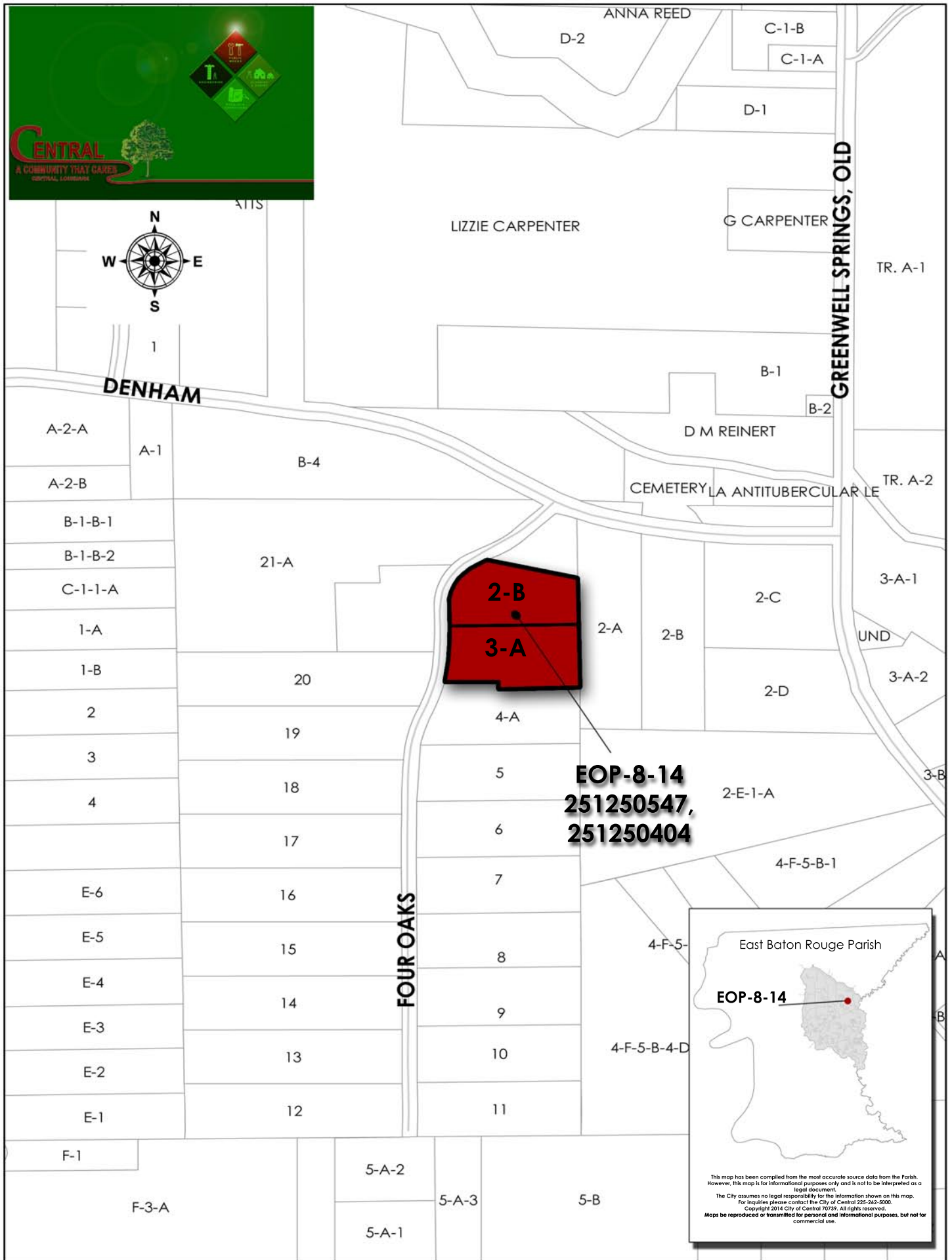
LOCATION This property is located south of the Denham Road and Four Oaks Drive intersection on the west side of Four Oaks Drive in Section 48, T5S, R2E, GLD, EBR, LA.

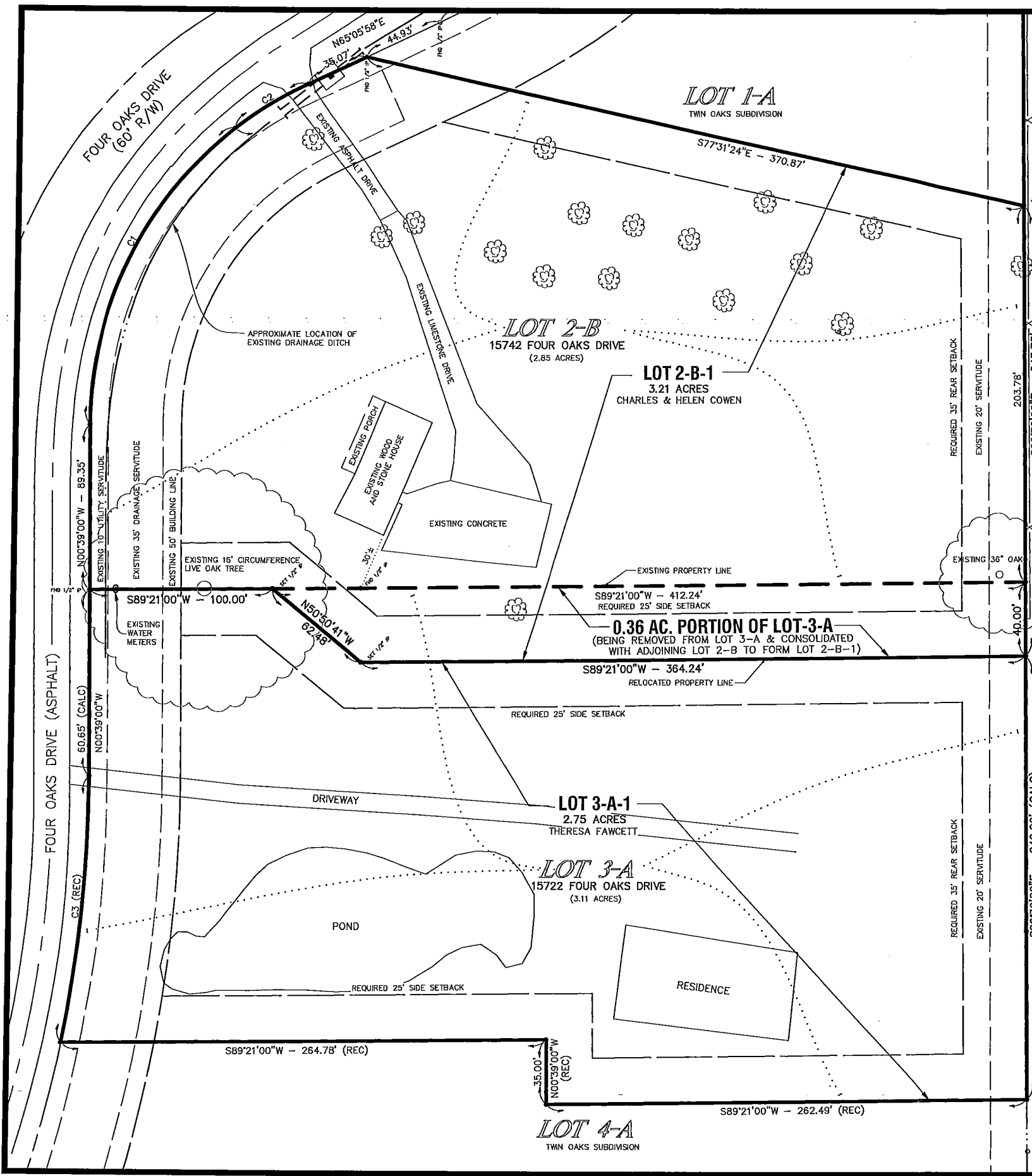
MASTERPLAN LAND USE	Rural/Agriculture
PRESENT ZONING	Rural/Agriculture
LOT ID NUMBERS	251250404, 251250547
ENGINEER/LAND SURVEYOR	Moody Land Surveying, LLC
APPLICANT	Kathi Cowen

STAFF COMMENTS

1. **Size** of subject property is approximately 6 acres.
2. **Background** The applicant is requesting to adjust the property lines between two adjoining lots.
3. **Access** Public Road
4. **Master Plan Statement** The subject property is designated as Rural/Agriculture land use on the "City of Central Master Plan".
5. **Planning Commission Staff Recommendation** The Staff recommends approving the exchange of property.
6. Scheduled for Planning Commission Meeting on **November 20, 2014**.







NOTES:
1. * BASE BEARING FROM REFERENCE MAP #1
2. NO ATTEMPT HAS BEEN MADE BY THIS PROFESSIONAL LAND SURVEYOR TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, THAN THOSE FURNISHED BY THE CLIENT OR THEIR REPRESENTATIVE.
3. (REC) - RECORD; FROM RECORD INFORMATION AND NOT FIELD VERIFIED.
4. (CALC) - CALCULATED
5. LOCATION OF POND, DRIVEWAY AND RESIDENCE AS SHOWN ON LOT 3-A-1 IS APPROXIMATE AND TAKEN FROM GOOGLE EARTH.
6. MONUMENTS WERE FOUND OR SET ONLY WHERE NOTED

FLOOD DATA:
FEMA FLOOD ZONE A BFE=64'. FEMA FIRM PANEL 22033C0185F. THIS INFORMATION IS SUBJECT TO CHANGE AND CURRENT INFORMATION SHOULD BE VERIFIED WITH THE CITY OF CENTRAL ENGINEERING DIVISION

REFERENCE MAP:
1. "MAP SHOWING AN EXCHANGE OF PROPERTY BETWEEN LOT 1 & LOT 2, TWIN OAKS SUBDIVISION, LOCATED IN SECTION 48, T5S-R2E, G.L.D., E.B.R.P., LA., CREATING LOT 1-A & LOT 2-B" FOR GERALD & BETTY TERRELL AND CHARLES & HELEN COWEN, BY MICHAEL B. SONGY, P.L.S., DATED 10-19-2007
ORIG 584 BNOL 12004
2. "MAP SHOWING THE RESUBDIVISION OF LOTS 3 & 4 INTO LOTS 3-A & 4-A, TWIN OAKS SUBDIVISION, FIRST FILING" E.B.R.P., LA., FOR WILLIAM AARON, DATED 9-25-1989;
ORIG 707 BNOL 11178

GENERAL NOTES:
ZONING: RURAL/AGRICULTURAL
ELECTRIC: D.E.W.C.O.
GAS: DISTRICT ONE
WATER: PARISH WATER CO.
SEWER: APPROVED PRIVATE INDIVIDUAL TREATMENT PLANTS
EXISTING LAND USE: LOW DENSITY RESIDENTIAL
MASTER PLAN LAND USE: RURAL/AGRICULTURAL
FIRE DISTRICT: CENTRAL FIRE DISTRICT
SCHOOL DISTRICT: CENTRAL COMMUNITY SCHOOL DISTRICT

BLDG. SETBACKS:
35' FRONT YARD SETBACK
25' SIDE YARD SETBACK
35' REAR YARD SETBACK

EXCHANGE OF PROPERTY:
THIS MAP REPRESENTS AN EXCHANGE OF PROPERTY AND NO ADDITIONAL LOTS ARE BEING CREATED.

DEED RESTRICTIONS & FILL NOTE:
THE CITY OF CENTRAL AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT. THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE DEVELOPMENT CODE ARE ADDRESSED.

PUBLIC DEDICATION:
THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE OR OTHER STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY WAS GRANTED.

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH. OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THE AREA, AND BUILDING SITES SHALL BE A MINIMUM OF TWO FEET ABOVE DITCH BOTTOM.

RECOMMENDED FOR APPROVAL:

CHARLES E. COWEN, JR. (OWNER OF LOT 2-B)	DATE
HELEN KATHRYNN WILLIAMS COWEN (OWNER OF LOT 2-B)	DATE
THERESA FAWCETT (OWNER OF LOT 3-A)	DATE

CURVE DATA

NUMBER	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	202.09	185.70	52°39'03"	179.24	N25°40'30"E
C2	202.09	46.20	13°05'55"	46.10	N58°32'59"E
C3	700.91	145.39	11°53'06"	145.13	N51°17'33"E

STATE OF LOUISIANA
JEFFREY M. MOODY
REG. No. 4666
REGISTERED
PROFESSIONAL
LAND SURVEYOR

CERTIFICATION:
I HEREBY CERTIFY THIS TO BE A CLASS D SURVEY, IN ACCORDANCE WITH L.A.C. 48:121.29, AND IS IN ACCORDANCE WITH L.R.S. 33:5051 ET SEQ., AND CONFORMS TO ALL CITY ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

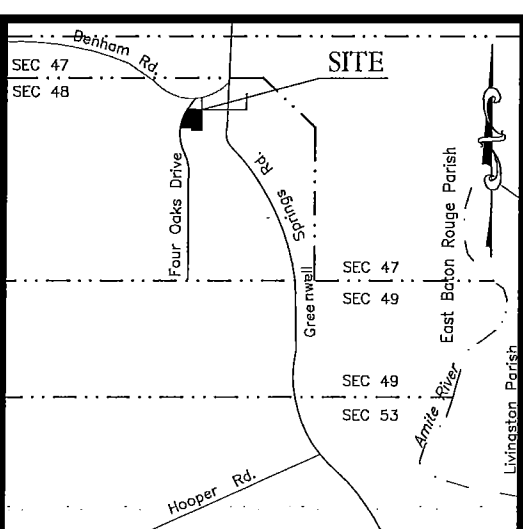
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60 30 0 60 120
45 15
SCALE IN FEET

FILE NO. RESUB 2-B-1 AND 3-A-1 FINAL.DWG

MOODY SURVEYING, L.L.C.
25154 BICKHAM ROAD JACKSON, LA 70748
PHONE/FAX (225) 570-8816

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EOP-8-14 REV. 11/14

PUBLIC HEARING
CITY OF CENTRAL
PLANNING AND ZONING COMMISSION

Date: Nov. 20, 2014 Time: 6pm
Location: Kristenwood 14025 Greenwell Springs Rd.
Case Number: EOP-8-14

☐ **REQUEST TO REZONE**
FROM: _____
TO: _____

☒ **OTHER REQUEST** ☐

Property Line Adjustment
For More Information Contact
City of Central 262-5000

10/30/2014 10:33